146.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,900 / 810,900
					USE VALUE:	810,900 / 810,900
					ASSESSED:	810,900 / 810,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESCATELLO NICHOLAS &
Owner 2:	PESCATELLO KATHRYN A
Owner 3:	
Street 1:	20 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONLON JOHN J JR & ANNE M -
Owner 2:	-
Street 1:	20 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,975 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2112 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

John J Conl

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6975.000	307,500		503,400	810,900
Total Card	0.160	307,500		503,400	810,900
Total Parcel	0.160	307,500		503,400	810,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.95 | /Parcel: 383.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 96210

GIS Ref

GIS Ref

Insp Date 07/28/16

Parcel ID 146.0-0005-0010.0

!11451!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,500	0	6,975.	503,400	810,900	810,900	Year End Roll	12/18/2019
2019	101	FV	241,800	0	6,975.	471,900	713,700	713,700	Year End Roll	1/3/2019
2018	101	FV	241,800	0	6,975.	390,100	631,900	631,900	Year End Roll	12/20/2017
2017	101	FV	241,800	0	6,975.	358,700	600,500	600,500	Year End Roll	1/3/2017
2016	101	FV	239,200	0	6,975.	327,200	566,400	566,400	Year End	1/4/2016
2015	101	FV	233,400	0	6,975.	320,900	554,300	554,300	Year End Roll	12/11/2014
2014	101	FV	220,400	0	6,975.	298,300	518,700	518,700	Year End Roll	12/16/2013
2013	101	FV	220,400	0	6,975.	283,800	504,200	504,200		12/13/2012

PRINT

Date	Time
12/11/20	01:37:17

LAST REV

Date	Time
09/04/19	09:51:43
danam	

PAT ACCT. 11451

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLON JOHN J J	61646-557		4/22/2013		625,600	No	No		Anne M. Conlon d.o.d. 5/16/2013.
	10286-387		6/10/1963			No	No		John J Conlon d.o.d. 3/31/2013.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2019	457	Inter Fi	60,000	C				
11/16/2015	1775	Addition	23,000					
11/24/2014	1583	Foundati	19,000					Install foundation
8/13/2013	1218	Manual	5,153	C				
7/15/1992	306	Manual	985	C				REPAIR CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2016	Measured	DGM	D Mann
7/28/2016	Permit Visit	DGM	D Mann
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	355	PATRIOT
1/5/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	80.	0.90	9									503,400						503,400	

Total AC/HA: 0.16012 | Total SF/SM: 6975 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 503,400 | Spl Credit | Total: 503,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28253007
Const Adj.:	0.99960202
Adj $ / SQ:	160.252
Other Features:	92041
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417818
Depreciation:	110304
Depreciated Total:	307514

COMMENTS

NO ATTIC SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

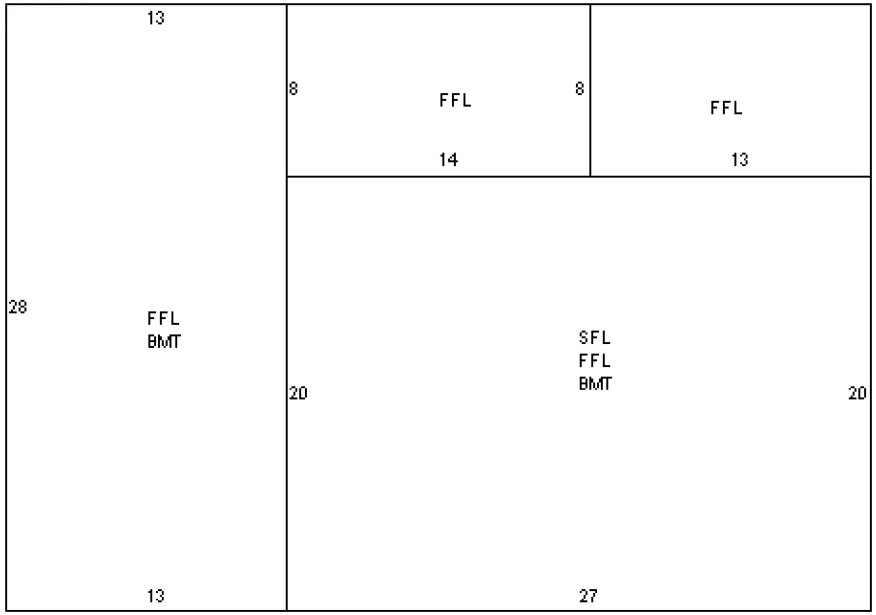
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.25
Special Features:	0	Val/Su Net:	119.93
Final Total:	307500	Val/Su SzAd	185.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,120	160.250	179,483
BMT	Basement	904	66.100	59,758
SFL	Second Floor	540	160.250	86,536
Net Sketched Area:		2,564	Total:	325,777
Size Ad	1660	Gross Are	2564	FinArea 2112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: